

IN RE: PETITION FOR ZONING VARIANCE  
N/S Cameron Mill Road, 1540' S  
of the c/l of Kaufman Road  
(20018 Cameron Mill Road)  
7th Election District  
3rd Councilmanic District  
Wallace S. Erdman, et ux  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 91-453-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 40 feet for a proposed garage in accordance with Petitioner's Exhibit 1.

The Petitioners originally filed their request through the administrative variance procedure. By order of the Zoning Commissioner, a public hearing was required to determine the appropriateness of the relief requested.

The Petitioners, W. Stanley and Sharon D. Erdman, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 20018 Cameron Mill Road, consists of 44,720 sq.ft. zoned R.C. 5 and is improved with a single family dwelling. Said property was the subject matter of previous Case No. 91-187-A in which Petitioners were granted side yard setbacks of 40 feet each in lieu of the required 50 feet in order to construct the dwelling that exists today. The Petitioners are now desirous of constructing a two-car garage attached to the subject dwelling via a breezeway in accordance with Petitioner's Exhibit 1. Due to the narrow width of the lot and the location of existing improvements thereon, the requested variance is necessary in order to construct the proposed garage.

Petitioners testified the garage cannot be constructed to the rear of the subject dwelling due to the topography of the land and the location of the septic field therein. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community. In further support of their request, Petitioners submitted a letter from the adjoining affected property owners indicating they have no objections to their plans.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Seley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

- 2 -

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of August, 1991 that the Petition for Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 feet in lieu of the minimum required 40 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

- 3 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 3, 1991

Mr. Joseph Klein, III  
Ms. Judith S. Sandler  
1017 Windsor Road  
Baltimore, Maryland 21208

RE: PETITION FOR RESIDENTIAL VARIANCE  
S/S Windsor Road, 411' W of Sudbrook Road  
(1017 Windsor Road)  
3rd Election District - 2nd Councilmanic District  
Joseph Klein, III and Judith S. Sandler - Petitioners  
Case No. 91-451-A

Dear Mr. Klein & Ms. Sandler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

## PETITION FOR RESIDENTIAL VARIANCE

91-453-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1A04.3.B.3 to permit a side yard setback of 5' in lieu of the 40' granted in Zoning

Case #91-187-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons:  
(Indicate hardship or practical difficulty)

- 1) BECAUSE OF THE NARROW WIDTH OF OUR PROPERTY
- 2) BECAUSE OF THE TOPOGRAPHY OF OUR BACKYARD AND THE LOCATION OF THE SEPTIC FIELD
- 3) BECAUSE OF AN EXISTING 150' LONG PAVED DRIVEWAY AND THE SIDEWALKS ARE LOCATED ON THIS SIDE OF THE HOUSE

Property is to be advertised and/or posted as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City/State/Zip Code  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
Attorney's telephone number  
Name  
Address  
Phone

Legal Owner(s):  
WALTER STANLEY ERDMAN  
(Type or Print Name)  
Signature  
Sharon Dianne Erdman  
(Type or Print Name)  
Signature  
Walter Stanley Erdman  
(Type or Print Name)  
Signature  
Date 7-1-91  
Notary  
20018 CAMERON MILL RD  
Address  
POTOMAC, MARYLAND 20854  
City/State/Zip Code

ORDERED by the Zoning Commissioner of Baltimore County, this 29 day of May, 1991, that the subject matter of this petition be posted on the property on or before the 12 day of June, 1991.

J. Robert Haines  
ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this day of , 19, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be represented, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the day of , 19, at o'clock.



ZONING COMMISSIONER OF BALTIMORE COUNTY

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-453-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 20018 CAMERON MILL RD  
(Address) POTOMAC, MARYLAND

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

SEE REASONS ON FRONT

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Walter Stanley Erdman  
AFFIANT (Handwritten Signature)  
Sharon Dianne Erdman  
AFFIANT (Handwritten Signature)  
Walter Stanley Erdman  
AFFIANT (Printed Name)  
Sharon Dianne Erdman  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 29th day of May, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Walter Stanley Erdman and Sharon Dianne Erdman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.  
DATE May 29, 1991  
My Commission Expires: 4/1/92

James L. Haines  
NOTARY PUBLIC

## ZONING DESCRIPTION

Beginning at a point on the north side of Cameron Mill Road which is 15 feet wide at the distance of 1530 feet south of the centerline of the nearest improved intersecting street Kaufman which is 15 feet wide. As recorded in Deed Liber 6222, Folio 232, starting at the first line of N 43 1/2 degrees E 25', second line of N 6 3/4 degrees E 104.5', third line of N 76 degrees W 326', fourth line of S 20 degrees 130.5', and the last line of S 77 1/4 degrees E 344', to the place of beginning containing 1 ± acre. Also known as, 20018 Cameron Mill Road located in the 7th Election District.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: 7/18/91  
Posted for: J. Robert Haines  
Petitioner: J. Robert Haines  
Location of property: 20018 Cameron Mill Road  
Location of Sign: 20018 Cameron Mill Road  
Remarks: 91-453-A  
Posted by: J. Robert Haines Date of return: 7/18/91  
Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/18/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18/91.

THE JEFFERSONIAN,

S. Zeke Olson  
Publisher

\$78.67

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 91-453-A  
100 Cameron Mill Road, 1530' S of c/l Kaufman Road  
20018 Cameron Mill Road  
7th Election District  
3rd Councilmanic District  
Petitioner(s):  
Wallace Stanley Erdman, et ux  
Hearing Date: Wednesday, August 14, 1991 at 9:00 a.m.  
Verifiably to permit a side yard setback of 5 ft. in lieu of the 40 ft. granted in Case #91-187-A  
Zoning Commissioner of Baltimore County  
7/17/2003 July 18

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 118 Date of Posting: 7/1/91

Posted for: Wallace S. Erdman, et ux

Petitioner: Wallace S. Erdman, et ux

Location of property: 20018 Cameron Mill Rd., 1238' x 162'

Location of Signs: 20018 Cameron Mill Rd., 1238' x 162'

Remarks: on property of Wallace S. Erdman, et ux

Posted by: James E. Dyer Date of return: 7/1/91

Number of Signs: 1

**Baltimore County**  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date: 5/29/91

5/29/91 H91-0456

PUBLIC HEARING FEES	QTY	PRICE
210 - ZONING VARIANCE (IRL)	1 X	\$35.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$60.00

LAST NAME OF OWNER: ERDMAN

Please Make Checks Payable To: Baltimore County

04040003710HRC \$60.00

0004110F05-29-91

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 7/1/91

Wallace and Sharon Diane Erdman  
20018 Cameron Mill Road  
Parkton, Maryland 21120

RE:  
Case Number: 91-453-A  
NS Cameron Mill Road, 1530' S of c/l Kaufman  
20018 Cameron Mill Road  
7th Election District - 3rd Councilmanic  
Petitioner(s): Wallace Stanley Erdman, et ux  
HEARING: WEDNESDAY, AUGUST 14, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 60.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

*J. Robert Haines*

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

JULY 8, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-453-A  
NS Cameron Mill Road, 1530' S of c/l Kaufman  
20018 Cameron Mill Road  
7th Election District - 3rd Councilmanic  
Petitioner(s): Wallace Stanley Erdman, et ux  
HEARING: WEDNESDAY, AUGUST 14, 1991 at 9:00 a.m.

Variance to permit a side yard setback of 5 ft. in lieu of the 40 ft. granted in Case #81-187-A

Zoning Commissioner of  
Baltimore County

cc: Wallace and Sharon Erdman

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 7/1/91

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 7/1/91.

TOWSON TIMES,  
*S. Zabe Erdman*  
Publisher

\$78.67

*[Faint, mostly illegible text and markings]*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

June 24, 1991

Mr. & Mrs. Wallace S. Erdman  
20018 Cameron Mill Road  
Parkton, MD 21120

RE: Item No. 456, Case No. 91-453-A  
Petitioner: Wallace S. Erdman, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Erdman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 29th day of May, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Wallace S. Erdman, et ux  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: William J. Hillegas, Item No. 398  
Wallace Erdman, Item No. 456

DATE: June 11, 1991

In reference to the Petitioners' request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM398.456/ZAC1

**received**

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

June 7, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #456, Zoning Advisory Committee Meeting of June 11, 1991, Mr. Wallace Stanley Erdman, N/S Cameron Mill Rd., 1530' S of centerline Kaufman (#20018 Cameron Mill Rd.), D-7, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Any permanent building structure must be a minimum of 20 feet from the septic system and sewage reserve area.

SSF:rmp  
456ZNG/GWRMK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 19, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for June 11, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 452, 454, 456, 457, 462 and 466.

For Items 455 and 461, a County Review Group Meeting may be required for these sites.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 20, 1991

Mr. & Mrs. Wallace S. Erdman  
20018 Cameron Mill Road  
Parkton, Maryland 21120

RE: PETITION FOR ZONING VARIANCE  
N/S Cameron Mill Road, 15.10' S of the c/l of Kaufman Road  
(20018 Cameron Mill Road)  
7th Election District - 3rd Councilmanic District  
Wallace S. Erdman, et ux - Petitioners  
Case No. 91-453-A

Dear Mr. & Mrs. Erdman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjjs

cc: People's Counsel

File

JUL 27 1991  
41-453-A

Baltimore County Government  
Fire Department

111 East Hopkins Avenue  
Towson, MD 21204

(301) 887-1800

JUNE 26, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: WALLACE STANLEY ERDMAN

Location: #20018 CAMERON MILL ROAD

Item No.: 456 Petition Received: JUNE 11, 1991

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the current rules are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *John H. Kelly* 6/27/91  
Planned/Group Planning Division  
Special Inspection Division

JRH/ELR

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 25, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Fanni

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 11, 1991

This office has no comments for items number 452, 454, 455, 456, 457, 461, 462 and 466.

*Rahee J. Fanni*  
Rahee J. Fanni  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

June 6, 1991

887-3353

Mr. & Mrs. Wallace Stanley Erdman  
20018 Cameron Mill Road  
Parkton, Maryland 21120

RE: CASE NUMBER: 91-453-A  
LOCATION: N/S Cameron Mill Road, 15.10' S of c/l Kaufman  
20018 Cameron Mill Road

Dear Petitioner(s):

Please be advised that your petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a retriever regarding the administrative process.

1) Your property will be posted on or before June 12, 1991. The last date (closing date) on which a petitioner may file a formal request for hearing is June 27, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and posting of the property. The public hearing will be scheduled approximately 10-15 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$25.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

*G. G. Stephens*

G. G. Stephens  
(301) 887-3391

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 8, 1991

Mr. & Mrs. Wallace Stanley Erdman  
20018 Cameron Mill Road  
Parkton, Maryland 21120

Re: Case #91-453-A

Dear Mr. & Mrs. Erdman:

By Order of the Zoning Commissioner, the above matter has been scheduled for a public hearing. As such, the property will be re-posted and notice of the hearing will be advertised in accordance with law.

Very truly yours,

*G. G. Stephens*

G. G. Stephens  
(301) 887-3391

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Sheila Erdman</i>	<i>20018 Cameron Mill Road</i>

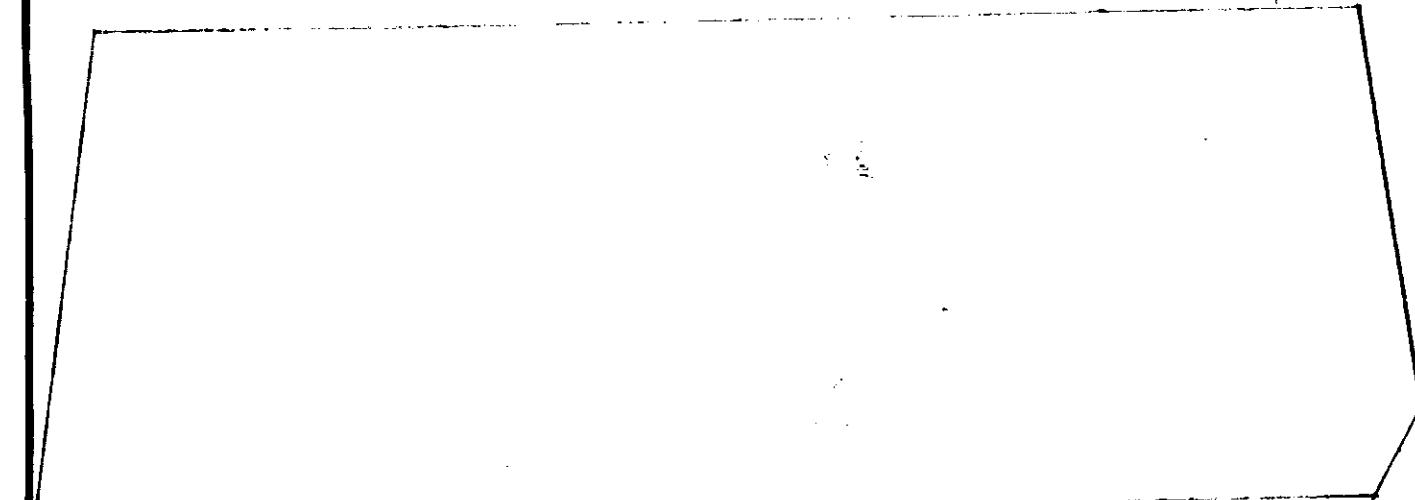
Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_ see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_  
plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_

**PETITIONER'S  
EXHIBIT 1**



91-453-A



North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_

Vicinity Map  
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: \_\_\_\_\_

Election District: \_\_\_\_\_

1"-200 scale map: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

Public Utility: \_\_\_\_\_

SEWER: ☐ WATER: ☐

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: \_\_\_\_\_

Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

LAN 456

**PETITIONER'S  
EXHIBIT 2**

DEAR ZONING BOARD,

WE THE BETTS AS  
NEIGHBORING LAND OWNERS, DO NOT  
OBJECT TO THE ERDMAN'S PLANS TO  
BUILD A GARAGE CLOSE TO OUR PROPERTY.  
THE ERDMAN'S ASSURE US THE  
PROPOSED GARAGE WILL BE SIMILAR  
TO THEIR HOUSE, IN COLOR AND  
QUALITY OF CONSTRUCTION. THIS GARAGE  
IS WELL BEHIND OUR HOUSE AND  
WILL NOT AFFECT US.

SIGNED

CHRIS AND

THERESA BETTS

8-9-91



